



**NOTICE OF EXEMPTION**

TO:  Office of Planning & Research  
 P. O. Box 3044, Room 212  
 Sacramento, California 95812-3044

FROM: San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

County Clerk, County of San Joaquin

**Project Title:** Site Approval No. PA-2000184

**Project Location - Specific:** The project site is located at the southeast terminus of Wigwam Dr. and N. Teepee Dr., Stockton. (APN/Address: 132-080-11 / 2300 N. Teepee Dr., Stockton) (Supervisorial District: 4)

**Project Location – City:** Stockton

**Project Location – County:** San Joaquin County

**Project Description:** Site Approval application for a landscaping services facility, including on-site sales and delivery of landscaping materials, and a truck sales operation to be completed in 2 phases over 5 years. (Use Types: Nursery Sales & Services – Landscaping; Truck Sales & Services - Sales).

Phase 1 includes the construction of a 10,000-square-foot storage building, an outdoor storage area with 5 material bins for aggregate, bark, gravel, and sand, the installation of a 160-square-foot truck sales office and display area for a maximum of 21 for sale trucks.

Phase 2, to be completed within 5 years, includes the conversion of a 2,000-square-foot portion of the Phase 1 storage building into a truck sales office, and demolition of the 160-square-foot office included in Phase 1.

The applicant is requesting a parking modification to reduce the required vehicle parking spaces from 32 to 10 vehicle parking spaces, based on the estimated number of employees and customers. Access to the site will be provided by the existing driveway at the southeast terminus of Teepee Drive and Wigwam Drive. The project site will be served by a new septic system for wastewater, Private California Water for water service, and CSA17 for terminal storm drainage. This parcel is not under a Williamson Act Contract.

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

**Project Proponent(s):** Meza Trucking / Paul Bickford

**Name of Public Agency Approving Project:** San Joaquin County Community Development Department

**Name of Person or Agency Carrying Out Project:** Teddie Hernandez, Associate Planner  
 San Joaquin County Community Development Department

**Exemption Status:**  
 General Exemptions. (Section 15061[b][3])

**Exemption Reason:**  
 Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

